

Circle K at Duke Street Z1400035

BUZBY – While I have concerns about the potential effects of this development on Duke St., I don't want this to become a commercial strip. I appreciate the developer's outreach to the neighbors, the support of the neighbors and the text commitments that have been proffered. Therefore, I approve this request.

FREEMAN – Traditional Neighborhood Development; mixed use. Homestead Height – new residents, 2 yrs. support.

Citizen concerns: against due to effect on Teer House. Concern about traffic congestion and making Duke Street even more commercial to match Roxboro.

No comprehensive plan on affordable housing has me concerning. Developments pace has kicked into high gear and where will the units of affordability be built into development?

My vote on the motion to recommend approval is against. Reasons for voting "no:" Traffic impact; another gas station; no plan for affordability.

GIBBS – Approve. Good infill development – mixed use design concept should be open to designer's concept for this area. Commitment to bus shelter – good.

HARRIS – Voted for.

HUFF – In voting to approve this rezoning, I trust the developers to do what they have promised though they cannot put it in writing and that is to locate a good restaurant, on a par with the good restaurants in downtown Durham, in this project. I like the residential component of this project as well as the improvements to the intersection at Frasier. I wish there weren't going to be yet another gas station and convenience store. The whole block along the east side of Duke St. is presently moribund. I am hoping this project will inject vitality into the area. Something I think the developer should do is to build the sidewalk all the way to Fairfield. It would give the residents a safe pedestrian route to North Duke Shopping Center. I think it would enhance the value of the residential properties and increase the accessibility of the site in general.

HYMAN – Approve as presented. My vote on the motion to recommend approval is for.

MILLER – The council should vote no on this rezoning. We do not need a convenience store and a restaurant on this corner of Duke and Frasier. I was appalled to hear some of my commission colleagues say out loud that "We need a good restaurant in Northern Durham." There is no "good restaurant" zone. Just a block north on Duke Street there is a large commercial node with many sites for restaurants - more than the community really requires. Why not redevelop some of that property for a good restaurant?

Duke Street from I-85 north to North Duke Mall is lined with residential and offices uses. It is a wide thoroughfare and it certainly stresses some of the single family homes along the way. But, the street does work. It shows that it is not necessary to strip out every thoroughfare with ugly highway and suburban commercial development. This rezoning raises the question whether Duke Street in this part

of town must become Roxboro Road north of I-85, Hillsborough Road west of Hillandale, or the Chapel Hill Boulevard.

No one can call the land use pattern on these streets a triumph of urban planning. Why do it to Duke Street?

The developer will argue that somehow this parcel will be different because its mixed use zoning. I reject the argument because there is nothing in the development plan that prevents this parcel from having an ordinary convenience store and a highway restaurant on the corner. In fact, the D-plan actually indicates that this is exactly what the developer plans to do. The lot is divided into two parts. Commercial on the corner and residential (an amorphous proposal of 9 to 29 units) further north with a heavy black line drawn between them. The zoning category is called "mixed use," but this D-plan just separates the property in to a residential lot and commercial lot. It is the antithesis of mixed use. There are no meaningful design commitments. There are no elevations showing anything innovative combinations of uses.

This parcel, Duke Street and Durham, deserve something better. This is zoning, not the endorsement of a favorite restaurant.

PADGETT –Approve. Great opportunity for North Durham. My vote on the motion to recommend approval is for.

WHITLEY – I voted to approve.

WINDERS – I did not have a chance to ask my question and there was no opportunity given for discussion after the motion. Therefore I did not vote. I did not see any commitments made on the Development Plan in response to the advisory comments about site access #2 and Frasier Street in the NCDOT letter (Attachment 8).